



MEMORANDUM

DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION

TO: Chairman and Members, Pima County Planning and Zoning Commission
FROM: Arlan Colton, Executive Secretary
RE: Pima County Planning and Zoning Commission Hearing of **July 30, 2014**
DATE: July 30, 2014

This abstract is subject to editing and amending. Please let us know promptly if you believe there are any omissions or corrections; otherwise, we will proceed on this basis.

Arlan Colton, Executive Secretary

The meeting was called to order at 9:00 a.m. at Pima County Administration Building Board of Supervisors Hearing Room, 130 W. Congress St., 1st Floor, Tucson, AZ

1) **ROLL CALL:**

PRESENT

William Matter, Chair
Jenny Neeley, Vice-Chair
Bonnie Poulos
Randall R. Holdridge
Armando Membriola
Bob Cook *Left at 10:30 a.m.*
Jodi Bain
Brad Johns
Eddie Peabody, Jr.

ABSENT

Lynne Mangold

NINE MEMBERS PRESENT

ALSO PRESENT

Arlan Colton, Planning Director	Tom Coyle, Principal Planner
Chris Poirier, Assistant Planning Director	Jeannette DeRenne, Principal Planner, DOT
David Petersen, Senior Planner	Greg Saxe, Environmental Plan. Mgr., RFCD
Mark Holden, Senior Planner	Jonathan Crowe, Principal Planner, DOT
Terri Tillman, Senior Planner	John Bernal, Deputy County Administrator, PWB
Celia Turner, Coordinator	Sherry Ruther, Environmental Planning Manager

- 2) **PLEDGE OF ALLEGIANCE**
- 3) **CONSENT AGENDA (UNADVERTISED PUBLIC HEARING)**

- A) **B-123 APPROVAL OF JULY 30, 2014 CHECKLIST**
- B) **B-218 MONTHLY REPORTS TO THE P/Z COMMISSION**

Monthly reports from Development Services Department for enterprise fund, total fees collected, services activity report and permits issued and from the planning division for total fees collected and services activity report.

ON MOTION, it was

Voted: To **APPROVE** July 30, 2014 checklist on the Consent Agenda. B-128 Monthly reports were not available.

The motion **PASSED** (9 – 0; Commissioner Mangold was absent)

MAJOR STREETS AND SCENIC ROUTES PLAN AMENDMENT FOR PUBLIC HEARING

- 4) **Co14-14-01 SONORAN CORRIDOR MAJOR STREETS AND SCENIC ROUTES PLAN AMENDMENT**

Request of **Pima County** to amend the Pima County Major Streets and Scenic Routes Plan to **designate as Major Routes**: 1) a new 3-mile long section of the proposed Sonoran Corridor, a 400-foot-wide planned right-of-way interstate route, from the Tohono O’Odham Nation, San Xavier District, boundary east to the City of Tucson boundary in Sections 28, 29, and 30, T16S R13E; 2) a new approximately three-fourths-mile long, 300-foot-wide planned right-of-way route along the City of Tucson/Pima County jurisdictional boundary connecting the planned realignment of E. Hughes Access Road to E. Old Vail Connection Road in Section 33, T15S R14E; and 3) a new 400-foot-wide planned right-of-way connecting spandrel to/from Old Vail Connection Road in the NW4NW4 of Section 3, T16S R14E; and to **amend the planned right-of-way** of E. Old Vail Connection Road from 150 feet in width to 400 feet in Sections 34 and 35, T15S R14E and Sections 02 and 03, T16S R14E. (Districts 2, 3)

ON MOTION, it was

Voted: To **APPROVE**

The motion **PASSED** (7-2; Commissioner Holdridge and Membrila abstained; however, (abstention s count as **AYE**), Commissioners Poulos and Neeley voted **NAY**, Commissioner Mangold was absent)

REZONINGS FOR PUBLIC HEARING

- 5) **Co9-14-03 ALI, ET AL – N ORACLE ROAD REZONING #2**

Request of Assunta Ali, et al., represented by Davin Benner, for a rezoning of approximately 4.68 acres from the CB-1 (GZ) (Local Business/Gateway Overlay) (3.4

acres) zone and the GR-1 (GZ) (Rural Residential/Gateway Overlay) (1.28 acres) zone to the CB-2 (GZ) (General Business/ Gateway Overlay) zone. The property is located on the northeast corner of Oracle Road and Lamb Drive. The proposed rezoning conforms to the Multifunctional Corridor (MFC) designation of the Pima County Comprehensive Plan. (District 1)

ON MOTION, it was

Voted: To **APPROVE** subject to the Standard and Special Conditions.

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Recording of a covenant holding Pima County harmless in the event of flooding.
 - C. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - D. Provide development related assurances as required by the appropriate agencies.
 - E. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation Conditions:
 - A. Written certification from the Arizona Department of Transportation, stating satisfactory compliance with all its requirements shall be submitted to Development Services prior to the approval of a development plan for this site.
 - B. The owner(s) shall provide offsite improvements if determined necessary by the Arizona Department of Transportation.
 - C. Shared access with the property to the north shall be provided as shown on the preliminary development plan.
 - D. The rezoning site is limited to one shared access point with the property to the north onto Oracle Road.
4. Regional Flood Control District Conditions:
 - A. The watercourse shall be conveyed in an unlined open channel.
 - B. Retention of the first ½ inch of rainfall shall be collected in water harvesting basins distributed throughout the downslope areas of the site.
5. Cultural Resources Condition: Prior to ground modifying activities by the property

owner/developer, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property, and submitted to Pima County for review. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted to Pima County at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a Type II grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

6. Adherence to the preliminary development plan as approved at public hearing.
7. In addition to the Design Review Committee (DRC) review and approval, the owner shall submit freestanding monument and building signs specifications for DRC approval.
8. Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the current any future property owner. Prior to issuance of the certificate of compliance, the owner(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
9. Regional Wastewater Reclamation Conditions:
 - A. The owner shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner to that effect.
 - B. The owner shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and conveyance capacity not be available at that time, the owner shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner shall connect all development within the rezoning area to Pima

County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.

- E. The owner shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
 - F. The owner shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
10. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
11. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

6) Co9-14-04 WILSON FAMILY TRUST – WEST WETMORE ROAD REZONING

Request of Wilson Family Trust, represented by The Planning Center, for a rezoning of approximately 1.0 acre from SH (Suburban Homestead) to CB-2 (General Business), located on the south side of West Wetmore Road, approximately 450 feet east of North Fairview Avenue. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Multi-Functional Corridor (District 1).

ON MOTION, it was

Voted: To **APPROVE** subject to the Standard and Special Conditions

- 1 The property owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.

- B. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provision of development related assurances as required by the appropriate agencies.
 - D. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
 3. Transportation Conditions:
 - A. Written certification from the City of Tucson stating satisfactory compliance with all its requirements shall be submitted to Pima County prior to the approval of the final development plan.
 - B. The property owner/developer shall dedicate 15± feet of right-of-way for Wetmore Road as shown on the preliminary development plan.
 - C. The property shall be limited to one access point onto Wetmore Road as indicated on the Preliminary Development Plan.
 4. Regional Flood Control District Conditions:
 - A. First flush retention shall be required.
 5. Cultural Resources Condition: In the event that cultural resources are revealed during ground-disturbing activities, all construction shall cease, and consultation shall be initiated with Arizona State Museum (ASM) to assess the potential significance of any unearthed materials (ARS §41-841). If human skeletal remains or funerary objects are discovered, ASM will be contacted immediately (ARS §41-865 & §41-844).
 6. Adherence to the preliminary development plan as approved at public hearing.
 7. Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the current any future property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.
 8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
 9. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes

of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I).”

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

7) **Co9-14-06 AZ SQUARE #7 LLC – S. NOGALES HIGHWAY REZONING**

Request of AZ Square #7 LLC, represented by Phil Williams, for a rezoning of approximately .83 acres from the GR-1 (Rural Residential) zone to the CB-1 (Local Business) zone, on property located on the west side of Nogales Highway, approximately 150 feet south of Old Vail Connection Road. The proposed rezoning conforms to the Multifunctional Corridor (MFC) designation of the Pima County Comprehensive Plan. (District 2)

ON MOTION, it was

Voted: To **APPROVE** subject to the Standard and Special Conditions:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

1. The owner shall:
 - A. Submit a development plan if determined necessary by the appropriate County agencies.
 - B. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - C. Provide development related assurances as required by the appropriate agencies.
 - D. Submit a title report (current to within 60 days) evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.
2. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
3. Transportation conditions:
 - A. Access shall be designed to provide cross access between the rezoning site and the adjacent property to the south and west.
 - B. The property shall be limited to one access point on S. Nogales Highway as shown on the preliminary development plan. The existing easement serving the property (Dusty Lane) shall be closed prior to the issuance of the Certificate of Occupancy. Traffic from the easement shall be diverted through either the access point serving the rezoning site or through the access point for the proposed intersection improvement project at Old Nogales Highway, in a manner approved by the Department of Transportation.

4. Regional Flood Control District conditions:
 - A. Detention shall be provided and sized to accept flows from the shared drive and parking, in addition to providing first flush retention throughout the site.
 - B. All weather access must be provided for the western access easement.
5. Cultural Resources condition: A caution must be noted concerning human burials. Archaeological clearance recommendations do not exempt the construction from compliance with State burial protection laws. In the event that human remains, including human skeletal remains, cremations, and/or ceremonial objects and funerary objects are found during excavation or construction, ground disturbing activities must cease in the immediate vicinity of the discovery. State laws ARS 41-865 and ARS 41-844, require that the Arizona State Museum be notified of the discovery at (520) 621-4795 so that cultural groups who claim cultural or religious affinity to them can make appropriate arrangements for the repatriation and reburial of the remains. The human remains will be removed from the site by a professional archaeologist pending consultation and review by the Arizona State Museum and the concerned cultural groups.
6. Adherence to the sketch plan as approved at public hearing.
7. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
8. The property owner shall execute and record the following disclaimer regarding Proposition 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
9. Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and, Pima County may enforce this rezoning condition against the current any future property owner. Prior to issuance of the certificate of compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

8) Co9-14-07 J DEGRAZIA COMPANY, LLC – N. HARRISON ROAD REZONING

Request of J DeGrazia Company, LLC, represented by MJM Consulting, Inc., for a rezoning of approximately 20.41 acres from the SR (Suburban Ranch) zone to the CR-1 (Single Residence) zone, on property located on the west side of Harrison Road, approximately one-half mile south of Snyder Road. The applicant proposes use of the Lot Reduction Option per sections 18.09.050 and 18.21.060 of the Pima County Zoning Code. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. (District 1)

ON MOTION, it was

Voted: To **APPROVE** subject to the Standard and Special Conditions:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. Submittal of a development plan if determined necessary by the appropriate County agencies.
2. Recording of the necessary development related covenants as determined appropriate by the various County agencies.
3. Provision of development related assurances as required by the appropriate agencies.
4. Prior to the preparation of the development related covenants and any required dedication, a title report (current to within 60 days) evidencing ownership of the property shall be submitted to the Development Services Department.
5. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
6. Transportation conditions:
 - A. The property shall be limited to one access point onto Harrison Road as shown on the preliminary development plan.
 - B. The owner shall dedicate 5 feet of right-of-way for Harrison Road as shown on the preliminary development plan.
7. Flood Control conditions:
 - A. First flush retention (retention of the first ½ inch of rainfall) shall be provided for each residential lot as part of the Green Building requirement. This requirement shall be made a condition of each building permit.
 - B. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces associated with the roads. This requirement shall be made a condition of the Site Construction Permit.
 - C. Floodplains, Erosion Hazard Setbacks and Pima County Regulated Riparian Habitat shall be contained in permanently identified open space through easement or dedication.

8. Wastewater Reclamation conditions:
 - A. The owner/developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner/developer to that effect.
 - B. The owner/developer shall obtain written documentation from the Pima County Regional Wastewater Reclamation Department (PCRWRD) that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit for review. Should treatment and/or conveyance capacity not be available at that time, the owner/developer shall have the option of funding, designing, and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.
 - C. The owner/developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
 - D. The owner/developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - E. The owner/developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan, or request for building permit.
 - F. The owner/developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.
9. A. Adherence to the preliminary development plan as approved at public hearing.
- B. Development on Lots 3, 4, 12, 13, 15, 16, and 17 of the preliminary development plan is limited to one-story and a maximum height of 24 feet.
10. Adherence to the natural area set-asides (shaded and cross-hatched areas) shown on Exhibit II-E.1 of the site analysis.
11. Upon the effective date of the Ordinance, the owner(s)/developer(s) of the rezoned property shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the

rezoning site; and, Pima County may enforce this rezoning condition against the property owner. Prior to issuance of the Certificate of Compliance, the owner(s)/developer(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

12. The property owner shall execute and record the following disclaimer regarding Prop 207 rights. "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."
13. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
14. Lots 3,4.

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

UNADVERTISED ZONING PLAN WAIVER OF PLATTING REQUIREMENTS FOR PUBLIC HEARING

9) **Co9-14-05 BOZZELLI – NORTH FORECASTLE AVENUE REZONING (LAGO DEL ORO ZONING PLAN WAIVER OF PLATTING REQUIREMENTS)**

Request of Louise Bozzelli for a waiver of the platting requirements of the Lago Del Oro Zoning Plan. The applicant requests the waiver on approximately 1.00 acre from the GR-1 (Rural Residential) zone to the SH (Suburban Homestead) zone on property located approximately 240' east of the Forecastle Avenue and Stallion Lane T-intersection. The proposed waiver substantially conforms to the Lago Del Oro Zoning Plan (Co13-63-17) and the Pima County Comprehensive Plan (Co7-00-20). (District 1)

ON MOTION, it was

Voted: To **APPROVE** subject to the Standard and Special Conditions as amended:

Completion of the following requirements within **five** years from the date the rezoning request is approved by the Board of Supervisors:

2. The property owner shall:
 - A. Record the necessary development related covenants as determined appropriate by the various County agencies.
 - B. Provide development related assurances as required by the appropriate agencies.
 - C. Submit a title report (current within 60 days) to Development Services

evidencing ownership of the property prior to the preparation of the development related covenants and any required dedications.

D. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.

2. The property owner shall not further lot split or subdivide the land without the written approval of the Board of Supervisors.

~~3. Pima County Department of Transportation: Any common, private roadway/driveway serving more than one dwelling unit shall be paved (chip sealed) within six (6) months of the issuance of building permits.~~

~~4.~~3. Environmental Planning condition: Upon the effective date of the rezoning ordinance associated with this rezoning, the owner(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation shall transfers to any future owners of property within the rezoning site and Pima County may enforce this rezoning condition against the current or any future property owner. Prior to issuance of the certificate of compliance, the owner(s) shall record a covenant, to run with the land, memorializing the terms of this condition.

~~5.~~4. The property owner shall adhere to the sketch plan as approved at public hearing.

~~6.~~5. In the event the subject property is annexed, the property owner shall adhere to all applicable zoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.

~~7.~~6. The property owner shall execute and record a disclaimer regarding Proposition 207 rights. The disclaimer must read as follows: "The property owner acknowledges that neither the rezoning of the property nor the conditions of rezoning give property owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, Chapter 8, Article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give the property owner any rights or claims under the Private Property Rights Protection Act, property owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

NEW COMPREHENSIVE PLAN AMENDMENTS STUDY SESSION
(NOT A PUBLIC HEARING)

- 10) **Co7-14-01 PRF 3, LLC - W. FREER DRIVE ALIGNMENT PLAN AMENDMENT**
Request of PRF 3, LLC, represented by MJM Consulting, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) and Resource Transition (RT) to Medium Intensity Urban (MIU) and Resource Transition (RT) for approximately 9.79 acres located on the north side of the W. Freer Drive alignment, approximately 1,200 feet east of N. Thornydale Road and 400 feet south of W. Linda Vista Boulevard, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)
- 11) **Co7-14-02 SIGNATURE HOMES BY MIRAMONTE, LLC - W. HARDY ROAD PLAN AMENDMENT**
Request of Signature Homes by Miramonte, LLC, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.3 (LIU 0.3) to Medium Intensity Urban (MIU) for approximately 20.0 acres located on the north side of the W. Hardy Road, approximately 600 feet east of N. Thornydale Road, in Section 20, Township 12 South, Range 13 East, in the Northwest Subregion. (District 1)
- 12) **Co7-14-03 CATALINA FOOTHILLS CENTER GENERAL PARTNERSHIP – N. ORACLE ROAD PLAN AMENDMENT**
Request of Catalina Foothills Center General Partnership, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2), Medium Intensity Urban (MIU) and Resource Transition (RT) to Medium Intensity Urban (MIU), Neighborhood Activity Center (NAC) and Resource Transition (RT) for approximately 50 acres located immediately east of N. Oracle Road and immediately north and west of N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1)
- 13) **Co7-14-04 GAROLD C. BROWN FAMILY LTD. PARTNERSHIP – S. HOUGHTON ROAD PLAN AMENDMENT**
Request of Garold C. Brown Family Ltd. Partnership, represented by Projects International, Inc., to amend the Pima County Comprehensive Plan from Low Intensity Urban 1.2 (LIU 1.2) to Medium Intensity Urban (MIU) and Neighborhood Activity Center (NAC) for approximately 12.27 acres located on the east side of S. Houghton Road, approximately 1,700 feet south of the intersection of S. Houghton Road and E. Golf Links Road, in Section 25, Township 14 South, Range 15 East, in the Rincon Southeast / Santa Rita Subregion. (District 4)
- 14) **Co7-14-05 T. READ HOLDINGS, LLC – N. ORACLE ROAD PLAN AMENDMENT (#2)**
Request of T. Read Holdings, LLC, represented by Bruce Read, to amend the Pima County Comprehensive Plan from Medium Intensity Urban (MIU) to Neighborhood Activity Center (NAC) for approximately 0.66 acres located at the northeast corner of the intersection of N. Oracle Road and N. Genematas Drive, in Section 13, Township 13 South, Range 13 East, in the Catalina Foothills Subregion. (District 1)
- 15) **Co7-14-06 ESTATE OF EMILY STOWELL STRATTON - W. ANKLAM ROAD PLAN AMENDMENT**

Request of David Stowell, Executor, represented by Gloria Stowell Hastie Stueland, to amend the Pima County Comprehensive Plan from Resource Transition (RT) to Low Intensity Urban 1.2 (LIU 1.2) on Pima County Tax Code Parcel # 116-08-007D. This parcel consists of 1.0 acre located approximately three-quarters of a mile southeast of W. Speedway Boulevard and W. Anklam Road intersection and approximately 750 feet south of W. Anklam Road, in Section 7, Township 14 South, Range 13 East, in the Tucson Mountains/Avra Valley Subregion. The Parcel has no assigned address. (District 5)

ON MOTION, it was

Voted: To **APPROVE** Schedule and notice areas for the Comprehensive Plan Amendments as recommended by staff.

ITEMS #10 THRU 15

Group #1 to be heard by Planning and Zoning Commission on August 27, 2014

Co7-14-01

Co7-14-02

Co7-14-03

Co7-14-05 (Double advertised for September 16, 2014 Board of Supervisors)

Group #2 to be heard by Planning and Zoning Commission on September 24, 2014

Co7-14-01

Co7-14-01

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

5) **NEW BUSINESS**

A) Pima Prospers – Comprehensive Plan update.

Arlan Colton, Planning Director gave an update and answered questions on the Pima Prospers Program.

B) Board of Supervisors disposition of cases.

Chris Poirier, Assistant Planning Director gave a summary on Board of Supervisors disposition of cases.

C) Chairman's appointment of nominating Committee for Planning and Zoning Commission Officers.

Commissioner Poulos nominated Commissioner Jenny Neeley to become Chair and Commissioner Eddie Peabody to become Vice-Chair, Commissioner Matter seconded the motion.

The motion **PASSED** (8 - 0; Commissioners Mangold and Cook were absent)

7) **CALL TO THE AUDIENCE**

No one from the audience spoke.

8) **ADJOURNMENT**

Meeting was adjourned at 1:20 p.m. on motion by Commissioner Matter, seconded by Commissioner Poulos.